

# Lot 42

258 Hornsey Road,  
Upper Holloway, LONDON N19 4HN

**GUIDE PRICE: £120,000**



## **FREEHOLD VACANT LOCK UP SHOP UNIT**

This freehold premises consists of a three storey terraced dwelling that offers a vacant shop unit offering approximately 420 square ft of space and a residential split level flat above that has been sold off on a long leasehold with a peppercorn ground rent. The unit occupies a secondary trading position and will be of interest to owner occupiers and investment purchasers. The property is located at the junction of Tollington Way within close proximity of Upper Holloway Main Line and Finsbury Park Main and Underground Stations.

### **ACCOMODATION**

Shop frontage 15'3 with a depth of 24'9 and kitchen at rear with WC area offering a further approximate 45 square ft of space.

### **TENURE**

Freehold.

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Islington 0207 527 2000

### **RATEABLE VALUE**

£5800

### **VENDORS SOLICITORS**

Lewis Lane  
Cramer Pelmont, 8 Middle Lane, Crouch End, London N8 8PL  
0208 340 0091

### **VIEWING TIMES**

By appointment through the Auctioneers.